

00558918/gs



IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

LAKE MERIDIAN RIDGE OWNERS' ASSOCIATION, a
Washington Non-Profit Corporation

vs.

JAMES A. WILLIAMS, an individual, and JANE OR JOHN
DOE WILLIAMS, an individual, and the marital or quasi-
marital community comprised thereof; MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS, INC. a
Delaware corporation; HOMECOMINGS FINANCIAL, LLC
(F/K/A HOMECOMINGS FINANCIAL NETWORK, INC.),
a Delaware limited liability company; FEDERAL
NATIONAL MORTGAGE ASSOCIATION; AND STATE
OF WASHINGTON; DEPARTMENT OF REVENUE

**SHERIFF'S NOTICE TO
JUDGMENT DEBTOR OF SALE OF
REAL PROPERTY**

CAUSE # 16-2-04956-7 KNT

JUDGMENT RENDERED ON
03/31/2017
ORDER OF SALE ISSUED: 06/05/2017
DATE OF LEVY: 07/06/2017

TO: JAMES A. WILLIAMS, an individual, and JANE OR JOHN DOE WILLIAMS, an individual, and the
marital or quasi-marital community comprised thereof; JUDGMENT DEBTOR(S):

THE SUPERIOR COURT OF KING COUNTY HAS DIRECTED THE UNDERSIGNED SHERIFF OF
KING COUNTY TO SELL THE RIGHT, TITLE AND INTEREST OF THE JUDGMENT DEBTOR(S)
IN THE PROPERTY DESCRIBED TO SATISFY A JUDGMENT IN THE ABOVE ENTITLED
ACTION. IF DEVELOPED, THE PROPERTY ADDRESS IS:

13306 SE 272ND ST., H-104, KENT, WA 98042

UNIT H-104 and GA3, OF LAKE MERIDIAN RIDGE, A CONDOMINIUM, ACCORDING TO
DECLARATION THEREOF RECORDED UNDER KING COUNTY RECORDING NO. 9507031270
AND ANY AMENDMENT(S) THERETO; SAID UNIT IS LOCATED ON SURVEY MAP AND PLANS
FILED IN VOLUME 125 OF CONDOMINIUMS PAGES 61 THROUGH 69 INCLUSIVE, AND ANY
AMENDMENTS THERETO, IN KING COUNTY, WASHINGTON.,
WITH TAX PARCEL IDENTIFICATION NUMBERS OF 405117-0360 & 405117-0270.

THE SALE OF THE ABOVE DESCRIBED PROPERTY IS TO TAKE PLACE:

TIME: 10:00 AM
DATE: AUGUST 25, 2017
**PLACE: 4TH AVENUE ENTRANCE, KING COUNTY ADMINISTRATION
BUILDING, 500 FOURTH AVENUE, SEATTLE, WA 98104**

THE JUDGMENT DEBTOR(S) CAN AVOID THE SALE BY PAYING THE JUDGMENT AMOUNT
OF **\$17,278.29** TOGETHER WITH INTEREST, COSTS AND FEES BEFORE THE SALE DATE. FOR
THE EXACT AMOUNT, CONTACT THE SHERIFF AT THE ADDRESS STATED BELOW:

King County Courthouse
516 Third Avenue
Room W-150
Seattle, WA 98104
(206) 263-2600

THIS PROPERTY IS SUBJECT TO:

- ☐ 1. No redemption rights after sale.
- ☐ 2. A redemption period of eight months which will expire at 4:30 p.m. on.
- ☒ 3. A redemption period of one year which will expire at 4:30 p.m. on **August 25, 2018.**

The judgment debtor(s) or any of them may redeem the above described property at any time up to the end of the redemption period by paying off the amount bid at the Sheriff's sale, plus additional costs, taxes, assessments, certain other amounts, fees and interest. If you are interested in redeeming the property, contact the undersigned sheriff at the address stated below to determine the exact amount necessary to redeem.

IMPORTANT NOTICE: IF THE JUDGMENT DEBTOR(S) DO NOT REDEEM THE PROPERTY BY 4:30 P.M. ON **AUGUST 25, 2018**, THE END OF THE REDEMPTION PERIOD, THE PURCHASER AT THE SHERIFF'S SALE WILL BECOME THE OWNER, AND MAY EVICT THE OCCUPANT FROM THE PROPERTY UNLESS THE OCCUPANT IS A TENANT HOLDING UNDER AN UNEXPIRED LEASE. IF THE PROPERTY TO BE SOLD IS OCCUPIED AS THE PRINCIPAL RESIDENCE BY THE JUDGMENT DEBTOR(S) AT THE TIME OF THE SALE, HE SHE, THEY, OR ANY OF THEM MAY HAVE THE RIGHT TO RETAIN POSSESSION DURING THE REDEMPTION PERIOD, IF ANY, WITHOUT PAYMENT OF ANY RENT OR OCCUPANCY FEE.

The judgment debtor may also have the right to retain possession during any redemption period if the property is used for farming or if the property is being sold under a mortgage that so provides.

JOHN URQUHART, SHERIFF
King County, Washington

BY: HUGO ESPARZA
DEPUTY
KING COUNTY COURTHOUSE
516 THIRD AVENUE
ROOM W-150
SEATTLE, WA 98104
(206) 263-2600

ATTORNEY:
CONDOMINIUM LAW GROUP, PLLC
10310 AURORA AVENUE N.
SEATTLE, WA 98133
(206) 633-1520